

## Executive Summary Report

### Characteristics-Based Market Adjustment for 2003 Assessment Roll

**Area Name: Area 14 – Madison Park**

**Previous Physical Inspection: 1999**

**Sales - Improved Summary:**

Number of Sales: 248

Range of Sale Dates: 1/2001 -12/2002

<b>Sales – Improved Valuation Change Summary</b>						
	<b>Land</b>	<b>Imps</b>	<b>Total</b>	<b>Sale Price</b>	<b>Ratio</b>	<b>COV</b>
<b>2002 Value</b>	\$263,300	\$516,900	\$780,200	\$875,000	89.2%	20.61%
<b>2003 Value</b>	\$281,300	\$558,900	\$840,200	\$875,000	96.0%	20.62%
<b>Change</b>	+\$18,000	+\$42,000	+\$60,000		+6.8%	-0.01%
<b>% Change</b>	+6.8%	+8.1%	+7.7%		+7.6%	-0.05%

\*COV is a measure of uniformity, the lower the number the better the uniformity.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2002 or any existing residence where the data for 2002 is significantly different from the data for 2003 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2002 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

#### **Population - Improved Parcel Summary Data:**

	<b>Land</b>	<b>Imps</b>	<b>Total</b>
<b>2002 Value</b>	\$294,600	\$546,100	\$840,700
<b>2003 Value</b>	\$314,800	\$590,500	\$905,300
<b>Percent Change</b>	+6.9%	+8.1 %	+7.7 %

Number of improved Parcels in the Population: 3253.

**Summary of Findings** Area 14 also known as Madison Park encompasses the gated Broadmoor community with its golf course and typically older, higher grade homes and the area to the east of Broadmoor north of Madison Avenue where a large number of lower grade homes are located. It also takes in the Washington Park area where many of the older higher quality homes tend to have views of Lake Washington and includes the Madrona Park neighborhood and extends down to the I-90 corridor.

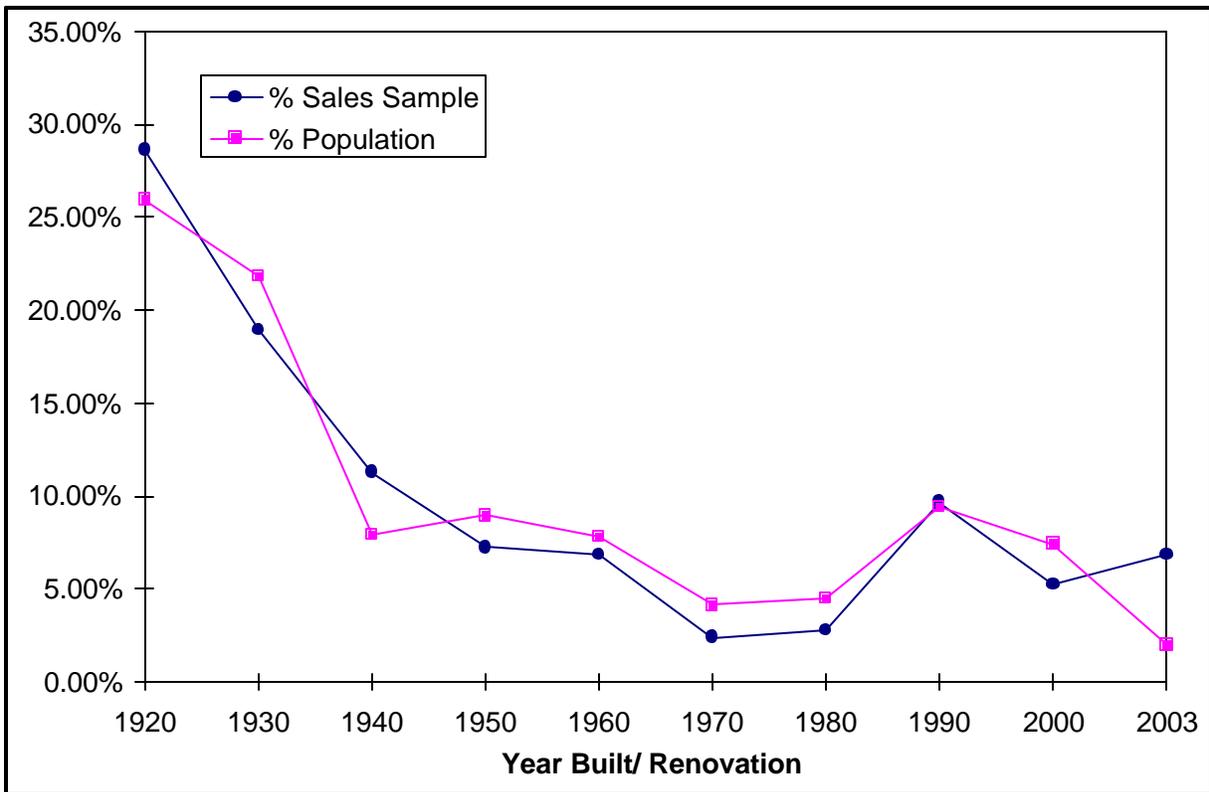
Since the physical inspection in 1999 the area has undergone significant transformation as many of the properties have been worked on, some with major remodel work. There appears to have been a fair degree of extensive remodels, the total cost of which may have gone unreported. Therefore we recommend a conservative approach to adjusting values in this area. We will concentrate on reconciling these activities this year through a focused attempt to look at all remodels. We will be doing physical inspection in this area for 2004 assessment roll.

The Annual Update Values described in this report improve assessment levels and carry forward uniformity and equity. The recommendation is to post those values for the 2003 assessment roll.

## **Sales Sample Representation of Population - Year Built or Year Renovated**

<b>Sales Sample</b>		
Year Built	Frequency	% Sales Sample
1920	71	28.63%
1930	47	18.95%
1940	28	11.29%
1950	18	7.26%
1960	17	6.85%
1970	6	2.42%
1980	7	2.82%
1990	24	9.68%
2000	13	5.24%
2003	17	6.85%
	248	

<b>Population</b>		
Year Built	Frequency	% Population
1920	844	25.95%
1930	710	21.83%
1940	258	7.93%
1950	292	8.98%
1960	254	7.81%
1970	135	4.15%
1980	146	4.49%
1990	307	9.44%
2000	242	7.44%
2003	65	2.00%
	3253	

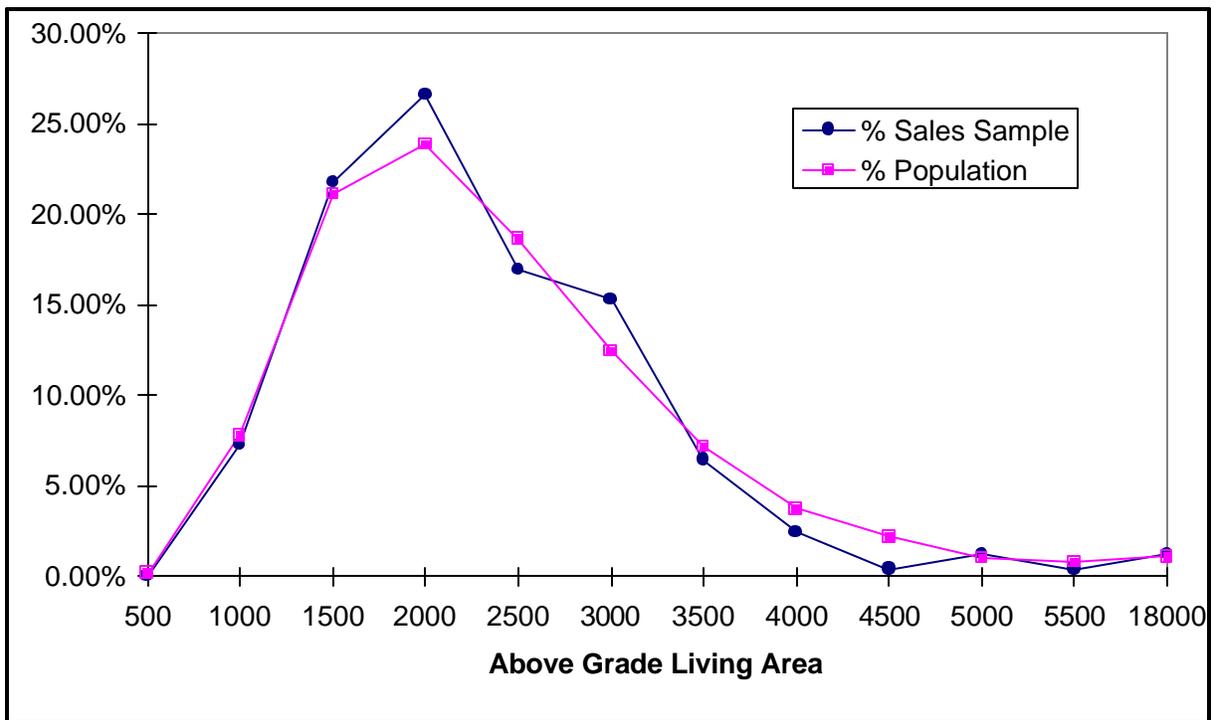


The sales sample frequency distribution follows the population distribution very closely with regard to year built. This distribution is ideal for both accurate analysis and appraisals.

## Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	18	7.26%
1500	54	21.77%
2000	66	26.61%
2500	42	16.94%
3000	38	15.32%
3500	16	6.45%
4000	6	2.42%
4500	1	0.40%
5000	3	1.21%
5500	1	0.40%
18000	3	1.21%
	248	

Population		
AGLA	Frequency	% Population
500	6	0.18%
1000	253	7.78%
1500	688	21.15%
2000	776	23.85%
2500	606	18.63%
3000	405	12.45%
3500	233	7.16%
4000	121	3.72%
4500	71	2.18%
5000	33	1.01%
5500	26	0.80%
18000	35	1.08%
	3253	

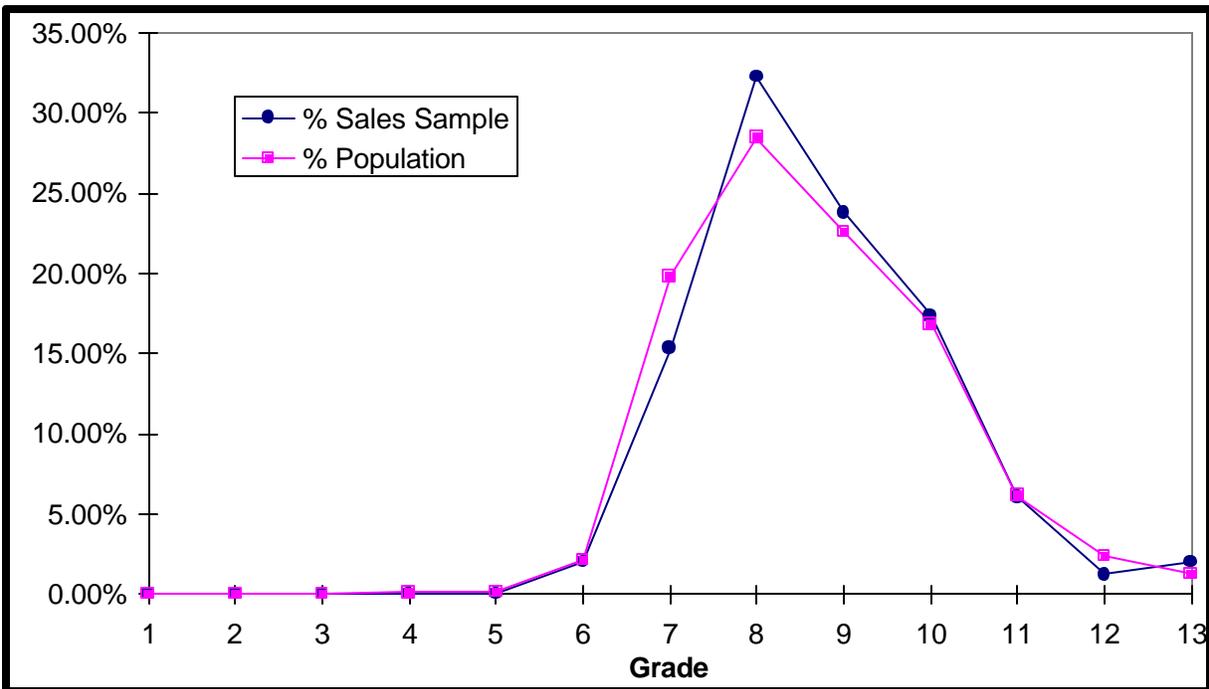


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

## Sales Sample Representation of Population – Grade

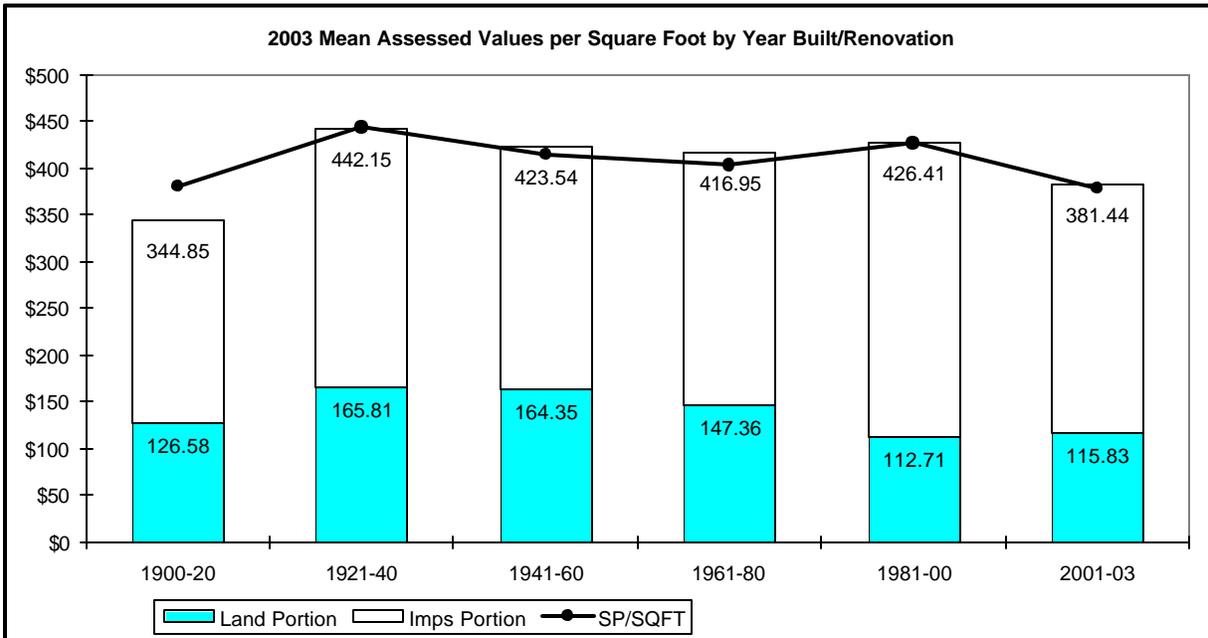
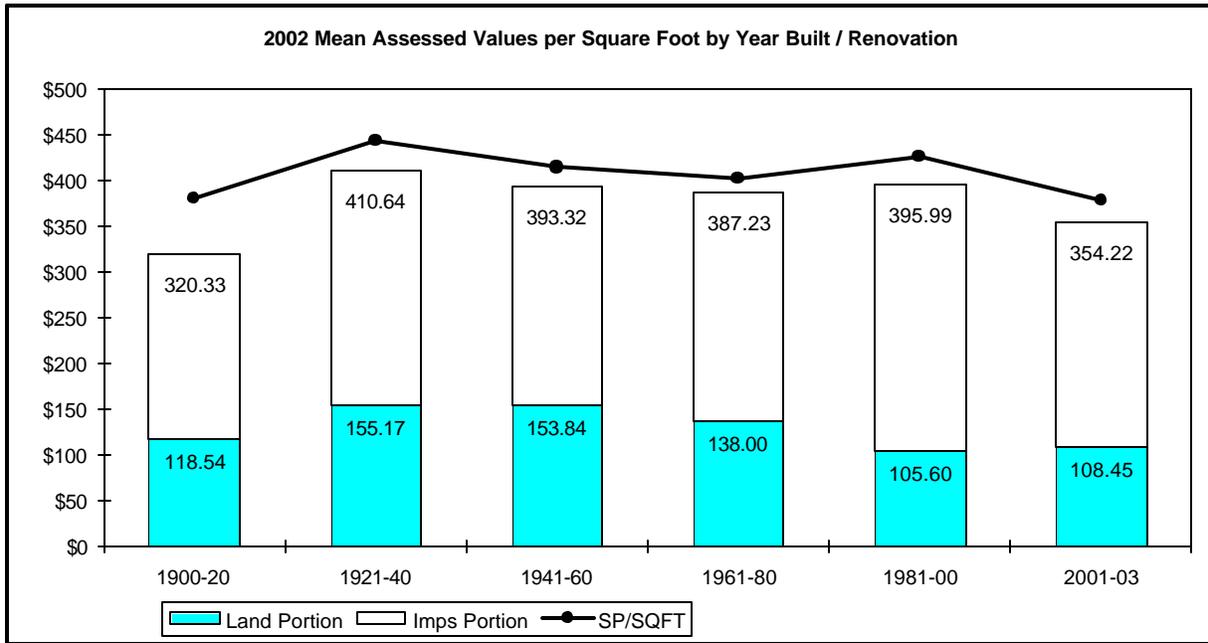
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	5	2.02%
7	38	15.32%
8	80	32.26%
9	59	23.79%
10	43	17.34%
11	15	6.05%
12	3	1.21%
13	5	2.02%
	248	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	4	0.12%
5	5	0.15%
6	69	2.12%
7	645	19.83%
8	926	28.47%
9	736	22.63%
10	548	16.85%
11	200	6.15%
12	78	2.40%
13	42	1.29%
	3253	



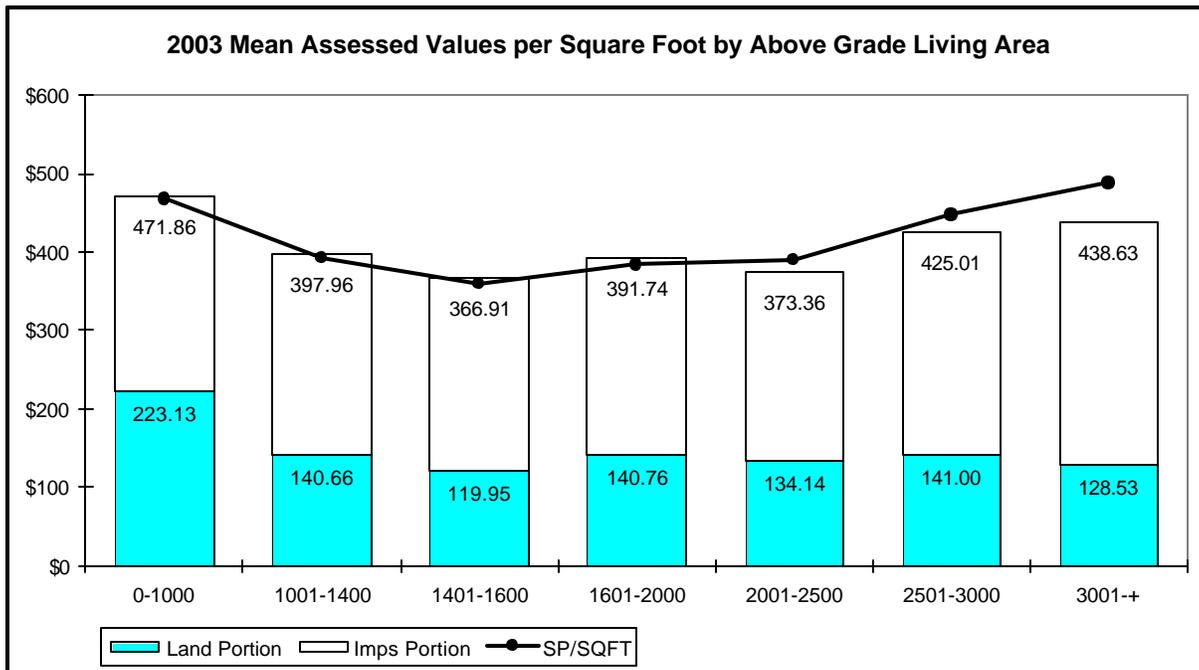
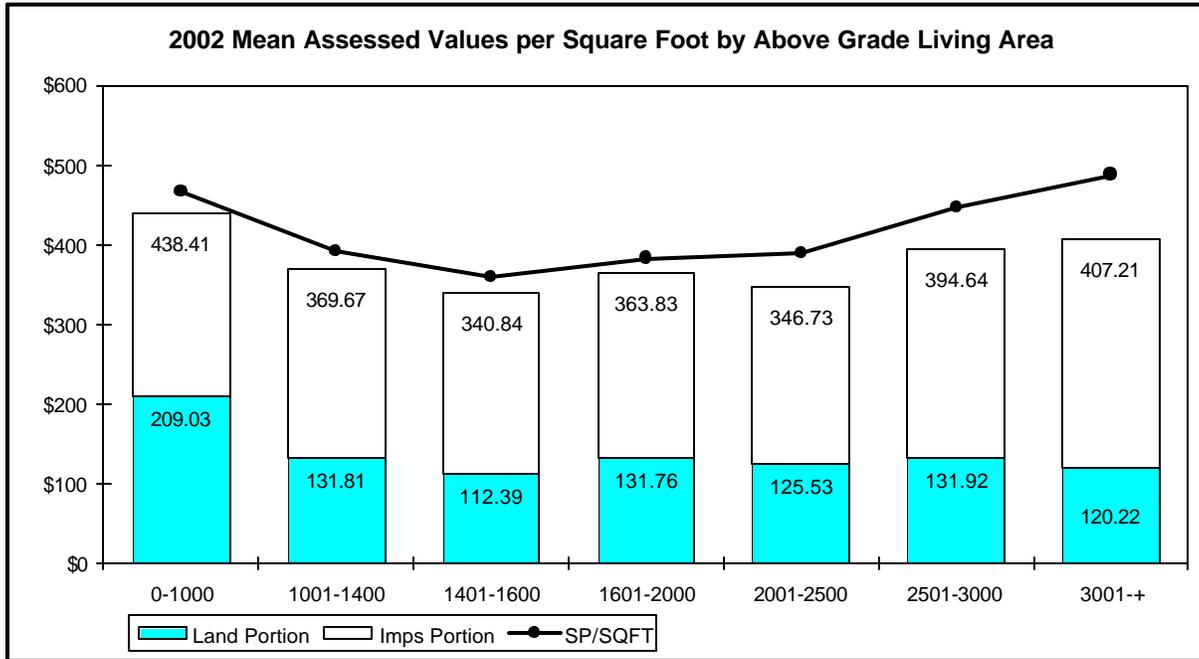
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2002 and 2003 Per Square Foot Values By Year Built or Year Renovated**



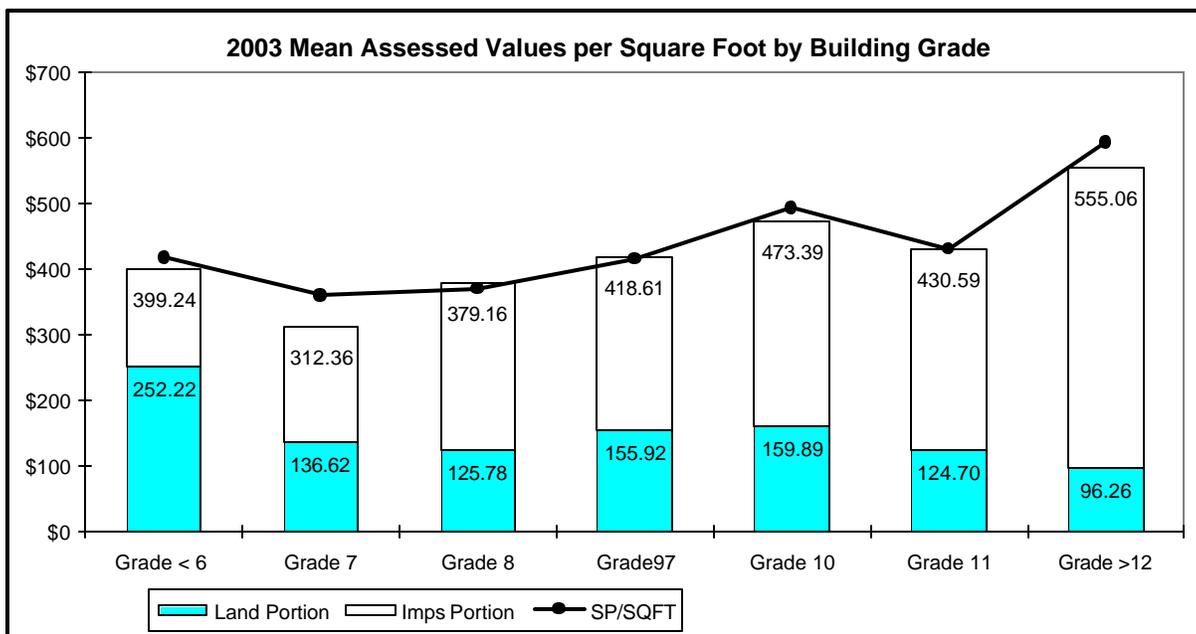
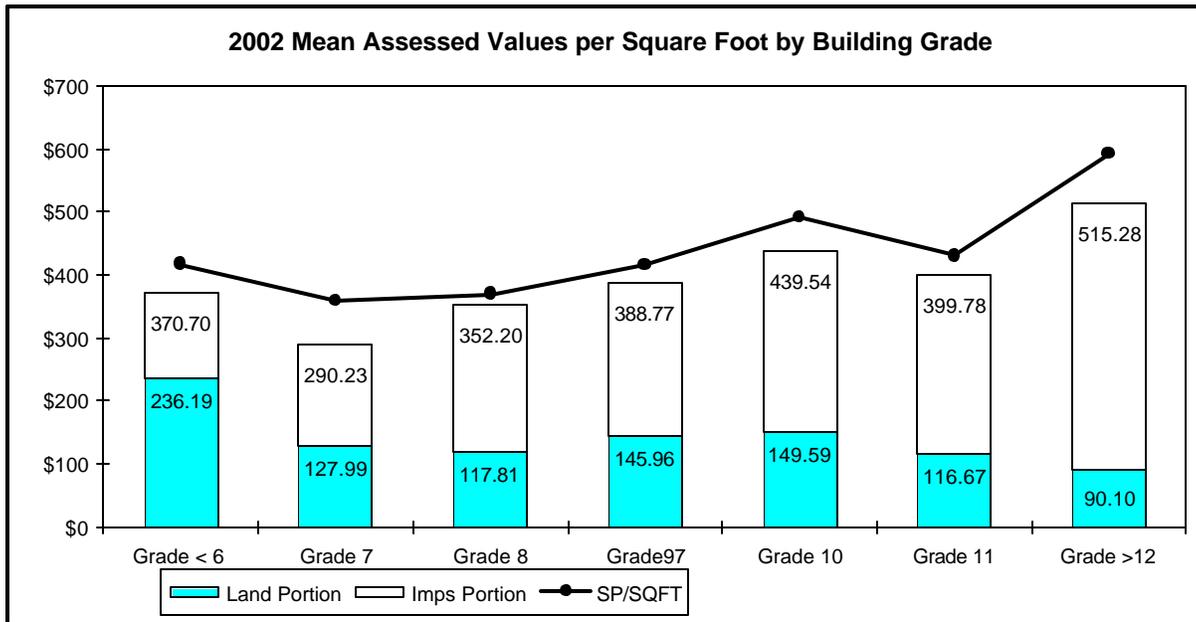
These charts clearly show an improvement in assessment level by Year Built as a result of applying the 2003 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

## Comparison of 2002 and 2003 Per Square Foot Values By Above Grade Living Area



These charts clearly show an improvement in assessment level by Above Grade Living Area as a result of applying the 2003 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

## Comparison of 2002 and 2003 Per Square Foot Values By Building Grade



These charts clearly show an improvement in assessment level by Building Grade as a result of applying the 2003 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

# Annual Update Process

## **Data Utilized**

Available sales closed from 1/1/2001 through 12/31/2002 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

## **Sales Screening for Improved Parcel Analysis**

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2002
6. Existing residences where the data for 2002 is significantly different than the data for 2003 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

## **Land update**

A scarcity of vacant land sales (4 usable land sales) in area 14 made it problematic to develop adjustments to previous land value based on vacant land sales alone. Based on conservative approach and land allocation methodology, a market adjustment for land value was derived. The following formula will be applied to all land:

$$2003 \text{ Land Value} = 2002 \text{ Land Value} / 0.934$$

or

$$2003 \text{ Land Value} = 2002 \text{ Land Value} * 1.07$$

*Note: There would be no change if 2002 land value is less than or equal to \$10,000.*

## **Improved Parcel Update**

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

**Improved parcel Update (Continued)**

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the total assessed values on all improved parcels were based on the analysis of the 248 usable residential sales in the Madison Park.

The chosen adjustment model was developed using multiple regression. The 2002 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Area 14 also known as Madison Park encompasses the gated Broadmoor community with its golf course and typically older, higher grade homes and the area to the east of Broadmoor north of Madison Avenue where a large number of lower grade homes are located. It also takes in the Washington Park area where many of the older higher quality homes tend to have views of Lake Washington and includes the Madrona Park neighborhood and extends down to the I-90 corridor.

Since the physical inspection in 1999 the area has undergone significant transformation as many of the properties have been worked on, some with major remodel work. There appears to have been a fair degree of extensive remodels, the total cost of which may have gone unreported. Therefore we recommend a conservative approach to adjusting values in this area. We will concentrate on reconciling these activities this year through a focused attempt to look at all remodels. We will be doing physical inspection in this area for 2004 assessment roll.

The derived adjustment formula is:

$$2003 \text{ Total Value} = 2002 \text{ Total Value} * 1.0775$$

The resulting total value is rounded down to the next \$1,000, then:

$$2003 \text{ Improvements Value} = 2003 \text{ Total Value} \text{ minus } 2003 \text{ Land Value}$$

An explanatory adjustment table is included in this report on page 12.

**Improved parcel Update (Continued)**

*Other:* \*If multiple houses exist on a parcel, the formula derived from the primary building is used.

\*If a house and mobile home exist, the formula derived from the house is used.

If “accessory improvements only\*”, then:

“2003 Total Value = (2002 Land Value \* 1.07) + (2002 Imps Value \* 1.081)” with result rounded down to the next \$1,000.

then, 2003 Imps Value = 2003 Total Value – 2003 Land Value.

*\*These may include parcels with houses that have no characteristics data in the Assessor’s database.*

### ***Improved parcel Update (Continued)***

If vacant parcels (no improvements value), only the land adjustment applies.

Land Values or Improvements Values of \$10,000 or less or “No Perc” (SewerSystem=3) will be:  
Previous land Value \*1.0 Or Previous Improvement Value \* 1.0.

If improvements on “exception parcels” (poor condition or % net condition >0), then

“2003 Total Value = (2002 Land Value x 1.07) + (2002 Imps Value \* 1.0)” with result rounded down to the next \$1,000

Residential properties located on commercially zoned land will be valued using 2002 total value x 1.0775.

### ***Mobile Home Update***

There are no mobile homes in this area.

### ***Model Validation***

Area-wide ratio Reports and several charts indicating, Before and After Adjustment, assessment levels are included in the body of this report. NCSS software provides a number of diagnostic tools. These tools help explain variable selection and model calibration and specification. These tools are useful in recognizing influential parcels. Further documentation concerning the annual update model while not contained within this report is available on request.

# Area 14 Annual Update Model Adjustments

**2003 Total Value = 2002 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

**Overall (if no other adjustments apply)**

7.75%

**Comments and Examples:**

All improvements located in Area 14 will be adjusted by 7.75% .

## Area 14 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 96.0.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
6	5	0.891	0.960	7.7%	0.759	1.161
7	38	0.785	0.845	7.6%	0.788	0.902
8	80	0.934	1.005	7.7%	0.958	1.052
9	59	0.917	0.987	7.7%	0.938	1.036
10	43	0.880	0.947	7.7%	0.874	1.021
11	15	0.918	0.988	7.7%	0.890	1.087
12	3	0.919	0.989	7.7%	0.622	1.357
13	5	0.815	0.878	7.7%	0.743	1.014
Year Built	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1900-1920	71	0.818	0.881	7.7%	0.831	0.931
1921-1940	75	0.905	0.974	7.7%	0.930	1.019
1941-1960	35	0.948	1.021	7.7%	0.949	1.093
1961-1980	13	0.952	1.026	7.7%	0.926	1.126
1981-2000	37	0.905	0.974	7.7%	0.904	1.045
2001-+	17	0.921	0.992	7.7%	0.899	1.085
Condition	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
Average	98	0.894	0.962	7.7%	0.924	1.000
Good	90	0.907	0.976	7.7%	0.933	1.019
Very Good	60	0.871	0.938	7.7%	0.877	0.999
Stories	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1	58	0.984	1.060	7.7%	1.011	1.109
1.5	21	0.808	0.870	7.7%	0.787	0.953
2	154	0.900	0.969	7.7%	0.935	1.002
2.5	10	0.754	0.813	7.7%	0.675	0.950
3	5	0.845	0.910	7.7%	0.774	1.045

## Area 14 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 96.0.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

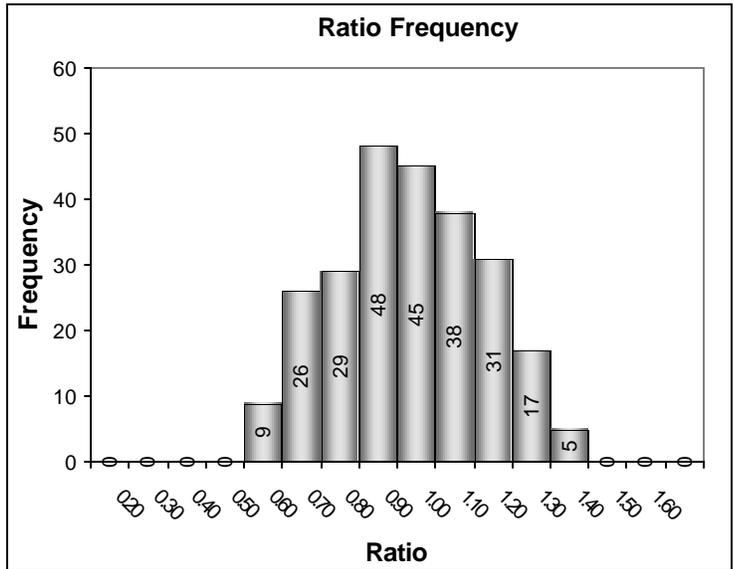
Above Grade Living Area	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
0-1000	18	0.935	1.007	7.6%	0.920	1.093
1001-1400	45	0.945	1.017	7.7%	0.954	1.079
1401-1600	25	0.946	1.019	7.6%	0.934	1.103
1601-2000	50	0.945	1.017	7.7%	0.953	1.081
2501-3000	38	0.881	0.949	7.7%	0.884	1.014
2001-2500	42	0.892	0.961	7.7%	0.893	1.029
3001-+	30	0.829	0.893	7.7%	0.828	0.958
Waterfront Y/N	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	242	0.895	0.963	7.7%	0.937	0.990
Y	6	0.834	0.898	7.7%	0.674	1.123
View Y/N	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	147	0.888	0.956	7.7%	0.924	0.989
Y	101	0.897	0.966	7.7%	0.923	1.009
Sub Area	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
6	28	0.890	0.958	7.7%	0.888	1.029
7	91	0.901	0.970	7.7%	0.930	1.011
8	129	0.883	0.951	7.7%	0.913	0.989
Lot Size	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
0-3000	15	0.896	0.965	7.6%	0.848	1.081
3001-5000	90	0.949	1.021	7.7%	0.980	1.062
5001-8000	97	0.891	0.960	7.7%	0.918	1.001
8001-12000	35	0.886	0.955	7.7%	0.880	1.029
12001-16000	5	0.728	0.784	7.7%	0.400	1.169
16001-+	6	0.838	0.903	7.7%	0.733	1.073

# Annual Update Ratio Study Report (Before)

## 2002 Assessments

<b>District/Team:</b> WC/ Team 2	<b>Lien Date:</b> 01/01/2002	<b>Date of Report:</b> 6/10/2003	<b>Sales Dates:</b> 1/2001 - 12/2002
<b>Area</b> 14	<b>Appr ID:</b> RPAN	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No

<b>SAMPLE STATISTICS</b>	
<i>Sample size (n)</i>	248
<i>Mean Assessed Value</i>	780,200
<i>Mean Sales Price</i>	875,000
<i>Standard Deviation AV</i>	500.309
<i>Standard Deviation SP</i>	627,125
<b>ASSESSMENT LEVEL</b>	
<i>Arithmetic Mean Ratio</i>	0.932
<i>Median Ratio</i>	0.934
<i>Weighted Mean Ratio</i>	0.892
<b>UNIFORMITY</b>	
<i>Lowest ratio</i>	0.502
<i>Highest ratio:</i>	1.365
<i>Coefficient of Dispersion</i>	16.76%
<i>Standard Deviation</i>	0.192
<i>Coefficient of Variation</i>	20.61%
<i>Price Related Differential (PRD)</i>	1.045
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
<i>Lower limit</i>	0.894
<i>Upper limit</i>	0.969
<b>95% Confidence: Mean</b>	
<i>Lower limit</i>	0.908
<i>Upper limit</i>	0.956
<b>SAMPLE SIZE EVALUATION</b>	
<i>N (population size)</i>	3253
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.192
<b>Recommended minimum:</b>	59
<i>Actual sample size:</i>	248
<b>Conclusion:</b>	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
<i># ratios below mean:</i>	124
<i># ratios above mean:</i>	124
<i>z:</i>	0.000
<b>Conclusion:</b>	<b>Normal*</b>
<i>*i.e. no evidence of non-normality</i>	



**COMMENTS:**

1 to 3 Unit Residences throughout area 14.

# Annual Update Ratio Study Report (After)

## 2003 Assessments

<b>District/Team:</b> WC/ Team 2	<b>Lien Date:</b> 01/01/2003	<b>Date of Report:</b> 6/10/2003	<b>Sales Dates:</b> 1/2001 - 12/2002
<b>Area</b> 14	<b>Appr ID:</b> RPAN	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No

<b>SAMPLE STATISTICS</b>	
<b>Sample size (n)</b>	248
<b>Mean Assessed Value</b>	840,200
<b>Mean Sales Price</b>	875,000
<b>Standard Deviation AV</b>	539,048
<b>Standard Deviation SP</b>	627,125

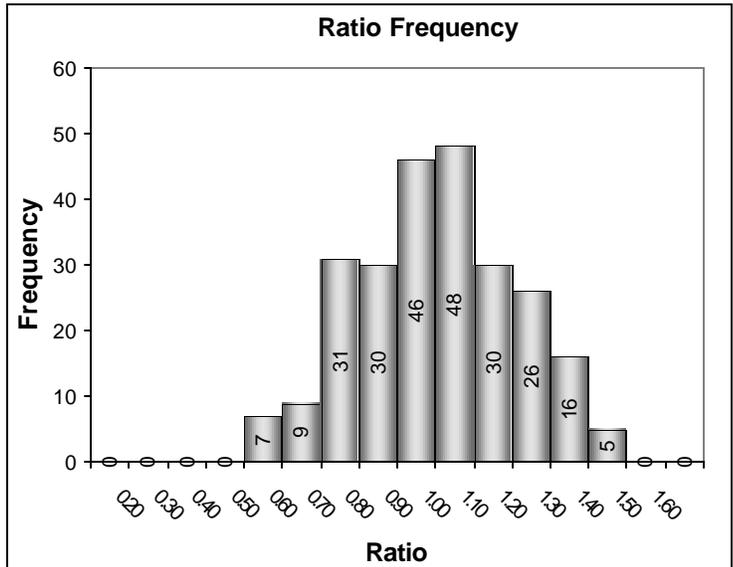
<b>ASSESSMENT LEVEL</b>	
<b>Arithmetic Mean Ratio</b>	1.004
<b>Median Ratio</b>	1.006
<b>Weighted Mean Ratio</b>	0.960

<b>UNIFORMITY</b>	
<b>Lowest ratio</b>	0.541
<b>Highest ratio:</b>	1.471
<b>Coefficient of Dispersion</b>	16.76%
<b>Standard Deviation</b>	0.207
<b>Coefficient of Variation</b>	20.62%
<b>Price Related Differential (PRD)</b>	1.045

<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	0.962
Upper limit	1.043
<b>95% Confidence: Mean</b>	
Lower limit	0.978
Upper limit	1.029

<b>SAMPLE SIZE EVALUATION</b>	
<b>N (population size)</b>	3253
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.207
<b>Recommended minimum:</b>	68
<b>Actual sample size:</b>	248
<b>Conclusion:</b>	OK

<b>NORMALITY</b>	
<b>Binomial Test</b>	
# ratios below mean:	124
# ratios above mean:	124
z:	0.000
<b>Conclusion:</b>	<b>Normal*</b>
<i>*i.e. no evidence of non-normality</i>	



### COMMENTS:

1 to 3 Unit Residences throughout area 14.  
Assessment level have been improved by application of the recommended values.

## ***Glossary for Improved Sales***

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

**Improved Sales Used in this Annual Update Analysis  
Area 14  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price (\$\$)	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
6	111800	2125	05/10/01	1,000,000	1870	1000	9	1952	5	12395	N	N	3414 E SAINT ANDREWS WY
6	111800	1340	09/10/02	859,000	1920	0	9	1939	4	7080	N	N	1461 BROADMOOR DR E
6	111800	1360	04/10/02	760,000	1970	460	9	1949	4	7080	N	N	1437 BROADMOOR DR E
6	111800	0290	06/28/02	857,000	2010	420	9	1952	4	7173	N	N	1864 BROADMOOR DR E
6	111800	0445	05/01/02	875,000	2080	340	9	1955	4	7377	N	N	3332 E SHORE DR
6	111800	0060	04/29/02	782,500	2100	450	9	1957	4	7200	N	N	3425 E SAINT ANDREWS WY
6	111800	1820	03/05/02	690,000	2450	0	9	1926	4	5801	N	N	1502 PARKSIDE DR E
6	111800	0745	10/23/01	1,050,000	2580	400	9	2003	3	7547	N	N	1928 SHENANDOAH DR E
6	111800	1565	04/09/01	785,000	2750	1000	9	1935	4	7198	N	N	1630 SHENANDOAH DR E
6	111800	0090	10/28/02	1,415,000	2510	210	10	1929	4	7597	N	N	1318 BROADMOOR DR E
6	111800	0280	04/20/01	1,262,500	2750	390	10	1934	5	7173	N	N	1854 BROADMOOR DR E
6	111800	2065	02/06/01	2,000,000	2910	0	10	1936	4	12805	N	N	1105 PARKSIDE DR E
6	111800	0130	08/12/02	1,575,000	2910	200	10	1941	4	7370	N	N	1434 BROADMOOR DR E
6	111800	0135	09/05/02	1,600,000	3040	840	10	2001	3	7370	N	N	1440 BROADMOOR DR E
6	111800	1535	05/06/02	2,641,100	3090	1330	10	1998	3	12452	N	N	1600 SHENANDOAH DR E
6	111800	1316	10/28/02	1,380,000	3100	0	10	1930	4	16416	N	N	1615 BROADMOOR DR E
6	111800	0385	10/08/01	1,192,000	3130	200	10	1936	5	8996	N	N	2246 WAVERLY WY E
6	111800	1110	07/02/02	1,500,000	3840	0	10	1941	5	9516	N	N	1933 BLENHEIM DR E
6	111800	0615	04/24/02	1,425,000	3860	380	10	1936	4	8087	N	N	2141 BROADMOOR DR E
6	111800	0655	06/27/01	1,395,000	2560	0	11	1932	4	10250	N	N	2009 BROADMOOR DR E
6	111800	0635	06/21/02	1,480,000	2800	610	11	1936	5	8611	N	N	2111 BROADMOOR DR E
6	111800	2020	05/08/01	1,650,000	2950	490	11	1929	4	8329	N	N	1219 PARKSIDE DR E
6	111800	1763	11/26/02	1,150,000	3140	350	11	1936	5	7313	N	N	1214 PARKSIDE DR E
6	111800	1890	02/28/02	1,375,000	3240	600	11	1980	3	6384	N	N	1584 PARKSIDE DR E
6	111800	1260	02/20/01	1,600,000	3660	100	11	1993	3	9343	N	N	1801 BLENHEIM DR E
6	111800	0885	08/13/02	2,832,000	5250	500	12	1929	5	12703	N	N	1932 BLENHEIM DR E
6	111800	1009	08/09/02	5,100,000	5860	500	13	1935	5	22954	N	N	1935 PARKSIDE DR E
6	111800	0400	12/27/01	3,200,000	6500	2000	13	2002	3	18215	N	N	3414 E SHORE DR

**Improved Sales Used in this Annual Update Analysis  
Area 14  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
7	531610	0485	08/13/02	615,000	810	0	6	1910	3	4800	N	N	1213 38TH AV E
7	531810	1370	02/26/02	280,000	830	0	6	1920	5	2803	N	N	4210 E GARFIELD ST
7	501700	0045	09/28/01	332,000	880	440	6	1920	4	3600	N	N	1131 33RD AV E
7	531810	1655	12/16/02	399,750	720	0	7	1930	4	3500	N	N	3815 E HOWE ST
7	531610	0365	10/28/02	325,000	730	0	7	1918	4	3960	N	N	1426 37TH AV E
7	438570	0540	01/11/02	408,000	840	0	7	1930	4	4000	N	N	2000 MCGILVRA BL E
7	438570	1515	06/25/02	390,000	880	0	7	1910	5	4000	N	N	2339 41ST AV E
7	501700	0555	05/30/01	329,000	1070	0	7	1915	3	6190	N	N	3203 E MADISON ST
7	531810	1250	03/22/01	427,000	1140	0	7	1922	3	3600	N	N	1625 42ND AV E
7	501700	0130	02/13/01	375,000	1370	970	7	1908	3	3000	N	N	3210 E MADISON ST
7	531810	0415	03/15/02	597,500	1390	240	7	1926	3	4655	N	N	3906 E MADISON ST
7	533220	0275	05/23/01	435,000	1490	0	7	1913	3	3950	N	N	826 31ST AV E
7	438570	0765	03/23/01	440,000	770	600	8	1988	3	3850	N	N	2015 42ND AV E
7	438570	0715	03/13/01	460,000	960	0	8	1926	4	3010	N	N	2006 41ST AV E
7	533220	0320	06/20/01	410,000	1000	1140	8	1991	3	5000	N	N	1031 32ND AV E
7	531810	1590	05/21/02	565,000	1010	700	8	1939	4	4200	N	N	3804 E BLAINE ST
7	438670	0040	08/09/01	625,000	1020	0	8	1948	4	4000	N	N	1831 MCGILVRA BL E
7	438570	0005	12/27/02	469,000	1160	0	8	1926	4	4000	N	N	1866 41ST AV E
7	531810	0515	03/27/01	465,000	1180	0	8	1938	3	2340	N	N	3927 E MADISON ST
7	501700	0185	10/24/01	479,000	1180	0	8	1915	3	4200	N	N	1036 32ND AV E
7	438570	0440	07/02/01	457,000	1210	300	8	1939	4	4000	N	N	1869 41ST AV E
7	531810	0615	03/20/01	405,000	1340	0	8	1922	4	4142	N	N	3812 E MADISON ST
7	438570	0790	10/15/01	355,000	1350	0	8	1937	4	3188	N	N	2027 42ND AV E
7	438570	0190	09/06/02	550,000	1380	310	8	1941	4	4000	N	N	1878 MCGILVRA BL E
7	531810	0940	04/04/02	590,000	1480	0	8	1909	4	8400	N	N	1631 39TH AV E
7	438570	0265	03/29/01	604,000	1540	300	8	1931	4	4000	N	N	1822 MCGILVRA BL E
7	531810	1195	03/08/02	708,000	1540	820	8	1917	5	3600	N	N	1600 41ST AV E
7	438570	0655	06/13/02	440,000	1540	0	8	1926	3	4000	N	N	2052 41ST AV E
7	501700	0105	02/21/01	379,000	1590	0	8	1986	3	3000	N	N	3226 E MADISON ST

**Improved Sales Used in this Annual Update Analysis  
Area 14  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
7	133030	0181	05/24/02	575,000	1720	930	8	1957	4	8557	N	N	3802 E MCGRAW ST
7	438570	0270	05/20/02	747,500	1930	200	8	1931	5	4000	N	N	1820 MCGILVRA BL E
7	918570	0350	01/14/02	610,000	1950	420	8	1936	4	10200	N	N	3409 E MADISON ST
7	533220	0445	08/26/02	493,000	2000	0	8	1980	3	9110	N	N	1021 31ST AV E
7	531610	0190	09/02/02	900,000	2180	680	8	1991	3	4800	N	N	1425 41ST AV E
7	438570	0905	06/14/02	718,000	2950	0	8	1958	3	5880	N	N	4209 E LYNN ST
7	501700	0370	10/19/01	630,000	1540	640	9	1966	3	3600	Y	N	613 33RD AV E
7	108400	0049	10/23/02	575,000	1580	390	9	1950	3	6600	N	N	1829 40TH AV E
7	533220	0335	08/16/02	499,950	1590	900	9	1984	3	4000	N	N	1023 32ND AV E
7	501700	0510	12/19/02	697,000	1600	580	9	1984	3	5994	Y	N	642 32ND AV E
7	411460	0665	03/11/02	1,550,000	1610	0	9	1926	5	7040	Y	Y	1224 KNOX PL E
7	108400	0074	12/09/02	600,430	1630	520	9	1950	3	6050	N	N	3900 E BLAINE ST
7	531810	0760	06/06/02	600,000	1640	0	9	1902	5	3600	N	N	1501 38TH AV E
7	531810	1815	03/15/01	655,000	1930	760	9	1993	3	3570	N	N	3715 E HOWE ST
7	133030	0435	05/07/01	655,000	1950	0	9	1957	4	8000	N	N	2168 38TH AV E
7	531610	0660	03/15/01	1,100,000	1970	120	9	1960	4	7200	N	N	1222 MCGILVRA BL E
7	918570	0045	07/12/01	1,200,000	2090	290	9	1941	4	7200	Y	N	603 34TH AV E
7	533220	0338	05/24/02	655,000	2100	780	9	1994	3	4000	N	N	1019 32ND AV E
7	533220	0285	08/28/01	800,000	2120	880	9	2001	3	4000	N	N	1006 31ST AV E
7	533220	0280	09/05/01	785,000	2120	900	9	2001	3	5000	N	N	1002 31ST AV E
7	531710	0481	11/14/02	1,475,000	2220	1150	9	1979	3	8148	Y	N	819 HILLSIDE DR E
7	531810	1555	06/26/02	839,000	2290	0	9	1909	5	3600	N	N	1816 38TH AV E
7	531610	0240	06/06/02	1,010,000	2490	0	9	1985	3	7200	Y	N	1409 MCGILVRA BL E
7	632100	0095	06/07/02	1,175,000	2548	0	9	1908	5	3742	N	N	3860 E OLIVE ST
7	918570	0390	09/12/01	1,350,000	2620	260	9	1935	5	7200	N	N	1014 34TH AV E
7	108400	0112	03/12/01	567,000	2638	310	9	1951	4	6000	N	N	1836 40TH AV E
7	531710	0617	05/02/02	1,025,000	2670	500	9	1945	4	8120	Y	N	497 MCGILVRA BL E
7	918570	0190	04/29/02	1,485,000	2760	430	9	1942	4	7200	N	N	3404 E VALLEY ST
7	918570	0090	05/11/01	1,675,000	2880	0	9	1940	4	7200	N	N	614 34TH AV E

**Improved Sales Used in this Annual Update Analysis  
Area 14  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
7	195470	0345	03/12/02	2,395,000	3340	0	9	1904	5	9070	Y	N	127 39TH AV E
7	531610	0100	03/15/02	725,000	3980	1010	9	2003	3	7200	N	N	1425 42ND AV E
7	531810	0935	05/23/01	520,000	1540	0	10	1988	3	3600	N	N	1629 39TH AV E
7	531610	0820	05/09/02	712,500	1558	0	10	2001	3	1620	N	N	4201 E LEE ST
7	531810	1565	11/18/02	885,000	2150	830	10	1999	3	3600	N	N	1820 38TH AV E
7	195470	0455	05/29/02	1,041,061	2210	640	10	1908	4	5610	Y	N	223 MAIDEN LN E
7	918570	0055	02/21/02	1,160,000	2230	0	10	1929	4	7200	Y	N	615 34TH AV E
7	660000	0316	09/26/02	970,000	2240	980	10	1924	5	7804	N	N	521 36TH AV E
7	438570	0906	08/28/01	750,000	2370	0	10	1994	3	4082	N	N	2062 42ND AV E
7	531810	2020	04/02/02	1,000,000	2600	1000	10	1930	5	6000	N	N	1908 38TH AV E
7	195470	0445	08/22/02	1,175,000	2650	0	10	1920	4	11962	Y	N	141 DORFFEL DR E
7	502690	0265	08/12/02	2,925,000	2700	1370	10	1940	4	6698	Y	Y	1606 LAKE WASHINGTON BL E
7	531610	0355	08/17/01	750,000	2780	600	10	2002	3	8400	N	N	3821 E GALER ST
7	133030	0190	01/23/02	1,075,000	2790	0	10	1956	5	10605	N	N	3701 E MCGILVRA ST
7	531610	0445	01/23/02	1,885,000	2830	550	10	1999	3	7200	N	N	1216 37TH AV E
7	133030	0060	11/19/01	850,000	2860	0	10	1962	5	8550	N	N	2134 40TH AV E
7	531610	0135	10/30/01	1,485,000	3000	0	10	1984	3	9120	N	N	1406 MCGILVRA BL E
7	632100	0055	06/11/02	2,095,000	3020	480	10	1906	5	8040	Y	N	1726 EVERGREEN PL
7	918570	0485	11/19/02	1,450,000	3070	1380	10	1989	3	6000	N	N	1010 36TH AV E
7	531710	0835	05/22/02	2,300,000	3180	400	10	1927	5	14666	Y	N	900 39TH AV E
7	195470	0265	05/03/01	2,200,000	4890	1380	10	1918	4	10800	Y	N	234 MAIDEN LN E
7	531810	0155	06/26/01	450,000	1840	820	11	2003	3	3600	N	N	1525 42ND AV E
7	438570	1080	08/21/01	1,100,000	2550	0	11	1987	3	4800	N	N	2332 42ND AV E
7	531810	0825	02/22/02	925,000	2782	1600	11	2001	3	4203	N	N	1630 38TH AV E
7	531810	1990	05/02/01	1,350,000	3060	0	11	1990	3	7200	N	N	1926 38TH AV E
7	918570	0435	10/24/02	1,725,000	3090	500	11	1907	5	7200	N	N	1039 36TH AV E
7	531810	0540	08/21/01	1,550,000	3240	1100	11	1908	5	17556	N	N	1520 38TH AV E
7	918570	0555	08/24/01	2,205,000	3630	560	11	1991	3	7200	N	N	3602 E PROSPECT ST
7	531810	0720	10/29/01	620,000	4010	2060	11	2003	3	9600	N	N	1516 37TH AV E

**Improved Sales Used in this Annual Update Analysis  
Area 14  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
7	195470	0665	07/10/02	1,666,666	4820	0	11	1909	3	8240	N	N	101 MADRONA PL E
7	660000	0400	04/27/01	2,095,000	2583	0	13	2001	3	17202	Y	N	463 39TH AV E
7	918570	0050	07/17/01	3,000,000	4504	1700	13	2001	3	7200	Y	N	609 34TH AV E
7	918570	0510	12/20/01	4,225,000	6790	1200	13	1912	4	21600	N	N	1029 37TH AV E
8	447340	0140	10/03/02	310,000	970	280	6	1920	3	5800	Y	N	3108 S DEARBORN ST
8	910300	0205	02/15/01	343,350	1170	0	6	1908	3	4368	N	N	141 34TH AV E
8	082300	0160	02/21/01	380,000	800	360	7	1970	3	5680	Y	N	814 32ND AV S
8	910300	0215	02/26/02	374,000	940	0	7	1947	3	4198	N	N	149 34TH AV E
8	569900	0170	01/24/02	358,000	960	0	7	1922	4	4590	N	N	3207 S NORMAN ST
8	535120	0240	04/06/01	501,500	990	760	7	1907	5	5313	Y	N	1534 GRAND AV
8	535020	0615	02/09/01	395,000	1000	100	7	1916	4	2800	N	N	1101 NEWPORT WY
8	757570	0165	07/16/02	359,000	1010	770	7	1988	3	4360	N	N	1708 34TH AV
8	715320	0215	05/08/01	385,000	1040	0	7	1961	4	5000	N	N	1423 37TH AV
8	447340	0205	06/13/01	412,500	1110	0	7	1922	4	4000	Y	N	3206 S DEARBORN ST
8	447340	0185	08/23/02	400,000	1110	750	7	1913	3	5495	Y	N	710 32ND AV S
8	502690	0090	10/24/02	390,000	1110	240	7	1908	4	4066	Y	N	1625 GRAND AV
8	910300	0125	05/24/02	560,000	1150	100	7	1947	3	5922	Y	N	105 33RD AV E
8	125020	1983	10/24/01	345,000	1280	0	7	1928	5	2490	Y	N	3227 S NORMAN ST
8	125020	3000	06/21/01	360,000	1290	900	7	1925	5	5775	Y	N	539 LAKE WASHINGTON BL S
8	535020	0535	04/02/02	505,000	1310	0	7	1904	5	1940	Y	N	3805 E PIKE ST
8	808340	0005	06/21/01	289,500	1340	0	7	1902	4	5000	N	N	502 32ND AV
8	142220	0485	05/21/02	510,000	1400	0	7	1927	5	2640	N	N	3760 E MARION ST
8	571200	0015	11/14/02	630,000	1470	0	7	1929	4	2400	Y	N	406 35TH AV S
8	125020	2470	11/01/02	565,000	1510	0	7	1908	4	8879	Y	N	3303 S IRVING ST
8	632100	0200	11/13/01	399,000	1590	0	7	1904	4	3920	N	N	1727 MADRONA DR
8	125020	2990	05/30/02	640,000	1590	920	7	1925	5	4125	Y	N	540 33RD AV S
8	125020	1640	05/28/01	545,000	1600	0	7	1905	4	7200	Y	N	526 31ST AV S
8	502690	0100	12/12/01	680,000	1620	0	7	1917	5	4066	Y	N	1617 GRAND AV
8	757620	0100	06/27/02	585,000	1690	0	7	1908	4	4360	N	N	1626 34TH AV

**Improved Sales Used in this Annual Update Analysis  
Area 14  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
8	910300	0150	04/17/02	370,000	1780	460	7	1915	3	4084	N	N	3306 E DENNY WY
8	715170	0085	01/07/02	565,000	1910	0	7	1901	5	5100	N	N	1115 35TH AV E
8	757620	0105	10/24/02	510,000	1960	0	7	1910	4	4360	N	N	1622 34TH AV
8	757670	0060	06/15/01	800,000	2050	0	7	1913	4	5010	N	N	3608 E SCHUBERT PL
8	118600	0015	03/29/02	548,000	2420	0	7	1918	4	5437	N	N	1612 34TH AV
8	125020	1645	06/27/01	398,000	2548	0	7	1905	4	7200	Y	N	532 31ST AV S
8	535020	0530	08/27/02	325,000	810	0	8	1941	3	2368	N	N	3801 E PIKE ST
8	174470	0035	06/11/01	640,000	950	680	8	1968	4	10228	Y	N	3518 E CONOVER CT
8	447340	0195	03/13/02	439,000	1030	0	8	1926	5	3650	Y	N	3214 S DEARBORN ST
8	174470	0125	10/26/02	455,000	1120	200	8	1919	4	7770	Y	N	3619 E TERRACE ST
8	194730	0025	11/13/02	400,000	1150	300	8	1978	3	7241	Y	N	270 LAKE DELL AV
8	428990	0031	10/17/01	375,000	1170	1170	8	1958	4	6118	Y	N	1565 GRAND AV
8	125020	2000	12/28/01	400,000	1220	0	8	1909	3	2490	Y	N	1117 33RD AV S
8	414180	0160	12/14/01	373,500	1240	0	8	1953	3	4000	N	N	1525 36TH AV
8	125020	2674	08/28/01	650,000	1300	1120	8	1981	3	5940	Y	N	1309 LAKE WASHINGTON BL S
8	400300	0125	01/26/01	340,000	1320	0	8	1985	3	2857	N	N	3514 E SPRUCE ST
8	981970	0265	10/03/01	640,000	1320	340	8	1954	4	7200	Y	N	3721 E MARION ST
8	042404	9026	06/18/01	465,000	1330	940	8	1952	3	5712	Y	N	834 32ND AV S
8	125020	2934	05/21/02	646,950	1330	660	8	1953	4	5170	Y	N	535 LAKE WASHINGTON BL S
8	910300	0295	12/12/02	539,000	1350	380	8	1926	3	2949	Y	N	146 34TH AV E
8	082300	0050	03/22/01	485,000	1360	600	8	1980	3	2200	Y	N	800 31ST AV S
8	535120	0103	08/22/01	565,000	1380	0	8	1904	5	4146	Y	N	1415 NEWPORT WY
8	535020	0870	04/19/01	385,000	1420	0	8	1923	3	3400	Y	N	1535 GRAND AV
8	535120	0050	06/27/01	649,000	1450	0	8	1926	4	5500	Y	N	1500 GRAND AV
8	660000	0335	12/18/01	445,000	1490	600	8	1962	5	8320	N	N	320 36TH AV E
8	125020	2735	06/13/02	565,000	1490	390	8	1924	3	5040	Y	N	914 33RD AV S
8	535020	0425	03/27/01	379,500	1500	0	8	1984	4	5191	N	N	1116 NEWPORT WY
8	125020	3090	08/07/01	569,000	1520	400	8	1911	5	3780	N	N	305 35TH AV S
8	982920	0030	06/04/02	615,000	1520	0	8	1936	5	4532	Y	N	3702 E JEFFERSON ST

**Improved Sales Used in this Annual Update Analysis  
Area 14  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
8	757670	0131	03/27/02	430,000	1620	0	8	1919	4	3710	N	N	1715 37TH AV
8	632100	0305	10/21/02	710,000	1620	200	8	1926	5	4777	Y	N	1631 39TH AV
8	125020	1945	03/27/01	450,000	1680	0	8	1926	4	3690	Y	N	827 33RD AV S
8	414180	0015	05/31/01	515,000	1680	240	8	1923	5	4000	N	N	1611 35TH AV
8	910300	0575	02/21/02	510,000	1740	0	8	1918	5	3469	N	N	3404 E HOWELL ST
8	982920	1110	09/25/01	710,000	1770	200	8	1949	5	4620	Y	N	150 LAKE DELL AV
8	125020	4785	10/24/02	1,700,000	1780	240	8	1937	4	10759	Y	Y	1728 LAKESIDE AV S
8	632100	0170	03/12/02	735,000	1790	0	8	1905	5	5600	N	N	1703 MADRONA DR
8	035700	0051	11/06/02	540,000	1800	500	8	1989	3	4800	Y	N	1114 31ST AV S
8	125020	3135	05/10/02	475,000	1860	0	8	1959	5	6000	Y	N	433 35TH AV S
8	125020	3285	11/06/01	750,000	1910	1120	8	1984	3	6300	Y	N	800 LAKE WASHINGTON BL S
8	535120	0200	07/10/02	719,000	1910	0	8	1908	3	6174	Y	N	1523 MADRONA DR
8	715320	0230	05/06/02	590,500	1940	0	8	1907	4	5000	N	N	1409 37TH AV
8	632100	0141	07/06/01	719,000	1960	0	8	1924	4	5806	N	N	1718 37TH AV
8	177850	0330	06/26/02	1,236,000	1990	130	8	1934	5	8000	Y	N	230 35TH AV E
8	125120	0305	10/21/02	603,500	1990	1050	8	1919	4	6000	Y	N	1321 35TH AV S
8	034200	0085	10/09/01	644,000	2000	240	8	1921	3	6000	N	N	608 34TH AV
8	125120	0155	12/17/01	541,000	2000	500	8	1925	3	4200	Y	N	1115 LAKE WASHINGTON BL S
8	715170	0380	06/26/01	575,000	2060	100	8	1909	4	5165	N	N	933 37TH AV
8	427890	0175	07/02/01	865,000	2060	120	8	1925	3	10055	Y	N	3328 E TERRACE ST
8	035700	0125	05/25/01	590,000	2100	0	8	1910	5	4200	N	N	1117 32ND AV S
8	177850	0310	03/25/02	1,025,000	2120	0	8	1910	5	8000	N	N	212 35TH AV E
8	742470	0175	05/31/02	815,000	2150	0	8	1904	5	5000	N	N	1625 36TH AV
8	981970	0235	12/11/02	525,000	2150	0	8	1941	3	6000	Y	N	3714 E COLUMBIA ST
8	125020	2030	02/20/01	524,000	2180	0	8	1910	3	3818	Y	N	1303 33RD AV S
8	502690	0215	04/10/01	717,000	2180	0	8	1947	4	4000	N	N	1615 40TH AV E
8	400300	0090	05/17/01	790,000	2230	1000	8	1900	4	8455	N	N	3543 E SPRUCE ST
8	742470	0165	08/17/01	815,000	2230	0	8	1904	4	5000	N	N	1622 35TH AV
8	690920	0355	01/18/02	495,000	2270	610	8	2001	3	3750	Y	N	1371 32ND AV S

**Improved Sales Used in this Annual Update Analysis  
Area 14  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
8	910300	0285	08/12/02	470,000	2320	0	8	1911	4	3155	Y	N	3420 E FLORENCE CT
8	982920	0680	06/28/01	850,000	2380	600	8	1925	5	6175	Y	N	201 ERIE AV
8	414180	0330	03/25/02	715,000	2680	0	8	1908	5	6000	Y	N	1511 37TH AV
8	177850	0415	10/16/02	700,000	2700	100	8	1907	3	8000	Y	N	218 36TH AV E
8	174470	0195	08/06/02	740,000	2790	0	8	1926	5	6360	N	N	425 35TH AV
8	535020	0245	02/19/02	480,000	1120	480	9	1906	4	6630	Y	N	1429 38TH AV
8	571200	0085	08/30/01	587,925	1150	260	9	1927	3	4140	Y	N	411 LAKESIDE AV S
8	531710	0350	11/07/02	705,000	1160	320	9	1957	4	9897	Y	N	521 LAKE WASHINGTON BL E
8	125020	3092	08/07/02	511,000	1210	720	9	1913	3	3420	Y	N	301 35TH AV S
8	125070	0045	07/30/01	549,500	1370	580	9	1977	4	4160	Y	N	721 LAKESIDE AV S
8	142220	0015	06/27/02	572,500	1500	0	9	1919	4	7081	Y	N	618 FULLERTON AV
8	125020	2600	07/25/02	610,000	1610	0	9	1924	5	4400	Y	N	1302 33RD AV S
8	034500	0390	03/04/02	620,000	1630	300	9	1921	4	5300	Y	N	732 36TH AV
8	034500	0375	09/10/01	618,500	1690	360	9	1925	4	5300	Y	N	728 36TH AV
8	982920	0040	11/14/01	565,000	1730	600	9	1926	4	3457	N	N	508 RANDOLPH AV
8	142220	0115	05/02/02	550,000	1760	200	9	1931	4	3480	Y	N	616 38TH AV
8	571200	0095	10/30/02	715,000	1800	350	9	1927	4	4128	Y	N	405 LAKESIDE AV S
8	502690	0220	03/25/01	962,500	1820	0	9	1907	4	4000	Y	N	1611 40TH AV E
8	177850	0550	05/17/01	670,000	1840	0	9	1936	5	4400	N	N	173 37TH AV E
8	535120	0025	02/21/02	835,450	1870	840	9	1989	4	4851	Y	N	1510 GRAND AV
8	125020	1680	09/24/02	644,700	1950	0	9	1910	4	5900	Y	N	533 32ND AV S
8	982920	0570	10/11/02	530,000	1970	0	9	1979	3	6327	Y	N	3803 E ALDER ST
8	910300	0230	05/10/01	850,000	2000	1040	9	1990	3	3511	Y	N	165 35TH AV E
8	910300	0505	05/29/02	785,000	2100	0	9	1914	5	6380	N	N	1803 36TH AV
8	715170	0595	11/01/02	800,000	2120	1000	9	1941	3	10500	N	N	3600 E UNION ST
8	411460	1525	04/16/02	1,500,000	2200	880	9	1950	4	6912	Y	Y	1104 LAKESIDE AV S
8	918470	0820	12/21/01	645,000	2230	600	9	1931	3	4500	N	N	833 35TH AV
8	341660	0470	06/24/02	599,000	2283	842	9	2001	3	4000	N	N	3121 S WASHINGTON ST
8	535120	0090	11/28/01	563,000	2300	1080	9	2003	3	6800	Y	N	1405 NEWPORT WY

**Improved Sales Used in this Annual Update Analysis  
Area 14  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
8	660000	0375	07/10/02	795,000	2540	1000	9	1930	3	7670	N	N	309 37TH AV E
8	142220	0390	08/29/02	850,000	1260	300	10	1989	5	8040	Y	N	758 38TH AV
8	142220	0247	04/23/02	790,000	1780	0	10	1920	5	5782	Y	N	638 37TH AV
8	125020	4795	08/12/02	1,551,000	2190	930	10	1931	5	7553	Y	Y	1730 LAKESIDE AV S
8	428990	0025	02/19/02	1,510,000	2210	1000	10	2000	3	6364	Y	N	3805 E PINE ST
8	125020	2955	02/21/01	699,000	2310	780	10	1988	3	4137	Y	N	528 33RD AV S
8	428990	0145	06/27/01	1,279,000	2370	650	10	1924	5	7810	Y	N	1522 40TH AV E
8	125020	3445	04/23/02	710,000	2550	600	10	1991	3	7324	Y	N	903 LAKESIDE AV S
8	981970	0210	08/16/02	1,365,000	2690	1200	10	1989	5	7200	N	N	820 37TH AV
8	125020	4765	01/25/02	1,150,000	2740	1070	10	2003	3	10082	Y	Y	1708 LAKESIDE AV S
8	174470	0110	06/21/01	1,700,000	2810	1500	10	1910	4	6575	Y	N	3611 E TERRACE ST
8	982920	0395	04/09/01	1,325,000	2890	1370	10	1995	3	6600	Y	N	311 ERIE AV
8	177850	0645	06/04/02	1,235,000	3010	430	10	1932	3	8326	Y	N	187 35TH AV E
8	177850	0606	08/20/01	970,000	3390	0	10	1987	3	8400	Y	N	186 34TH AV E
8	034500	0105	08/09/01	1,210,000	3730	280	10	1907	3	6160	N	N	801 35TH AV
8	982920	0566	09/17/01	950,000	2810	980	12	1989	3	5001	Y	N	3809 E ALDER ST
8	982920	0485	08/23/01	1,245,000	3090	1570	12	1988	3	5340	Y	N	321 LAKE WASHINGTON BL

**Improved Sales Removed from this Annual Update Analysis  
Area 14  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
6	111800	0155	08/22/01	\$ 1,020,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	111800	0720	11/19/01	\$ 2,700,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	111800	0830	08/13/02	\$ 3,250,000	DIAGNOSTIC OUTLIER
6	111800	1545	04/16/01	\$ 925,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	111800	2080	07/19/01	\$ 665,000	DIAGNOSTIC OUTLIER
6	111800	2101	08/28/01	\$ 1,550,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	108400	0109	05/22/01	\$ 226,000	QUIT CLAIM DEED
7	133030	0042	10/10/01	\$ 892,000	QUESTIONABLE PER SALES IDENTIFICATION
7	133030	0206	07/01/02	\$ 780,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	133030	0575	07/18/01	\$ 772,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	195470	0280	09/03/02	\$ 7,000,000	DIAGNOSTIC OUTLIER
7	195470	0455	05/29/02	\$ 1,041,061	DIAGNOSTIC OUTLIER
7	195470	0610	05/09/02	\$ 745,000	DIAGNOSTIC OUTLIER
7	438570	0370	05/29/02	\$ 465,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	438570	0605	04/18/01	\$ 470,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	438570	1085	09/27/01	\$ 535,000	DIAGNOSTIC OUTLIER
7	438570	1260	12/18/02	\$ 285,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	438570	1305	09/13/02	\$ 9,611	QUIT CLAIM DEED
7	438570	1535	06/26/01	\$ 356,000	DIAGNOSTIC OUTLIER
7	438670	0060	09/17/02	\$ 460,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	501700	0165	08/20/01	\$ 330,000	DIAGNOSTIC OUTLIER
7	501700	0270	08/29/02	\$ 550,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	501700	0470	02/27/01	\$ 125,000	DIAGNOSTIC OUTLIER
7	501700	0580	09/22/02	\$ 106,000	DIAGNOSTIC OUTLIER
7	531610	0015	05/10/01	\$ 1,072,000	DIAGNOSTIC OUTLIER
7	531610	0210	04/11/02	\$ 525,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	531610	0260	08/30/01	\$ 400,000	DIAGNOSTIC OUTLIER
7	531610	0845	02/09/01	\$ 530,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	531710	0135	10/08/01	\$ 2,150,000	DIAGNOSTIC OUTLIER
7	531710	0235	11/30/01	\$ 1,500,000	TEAR DOWN
7	531710	0483	08/21/02	\$ 1,245,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	531710	0611	11/25/02	\$ 3,500,000	DIAGNOSTIC OUTLIER
7	531810	0115	08/23/01	\$ 515,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	531810	0840	09/12/02	\$ 785,000	RELOCATION
7	531810	0970	08/30/01	\$ 598,928	RELATED PARTY, FRIEND, OR NEIGHBOR
7	531810	0980	04/24/01	\$ 285,000	RELATED PARTY
7	531810	1185	04/24/01	\$ 255,000	DIAGNOSTIC OUTLIER
7	531810	1355	01/30/02	\$ 369,000	ESTATE ADMINISTRATOR
7	660000	0010	03/22/02	\$ 4,045,000	DIAGNOSTIC OUTLIER
7	660000	0225	08/13/02	\$ 1,250,000	DIAGNOSTIC OUTLIER
7	660000	0247	07/15/02	\$ 1,595,000	DIAGNOSTIC OUTLIER
7	660000	0280	09/16/02	\$ 7,000	DIAGNOSTIC OUTLIER
8	042404	9006	10/10/01	\$ 191,000	EXEMPT FROM EXCISE TAX

**Improved Sales Removed from this Annual Update Analysis  
Area 14  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
8	063500	0160	07/31/02	\$ 725,000	DIAGNOSTIC OUTLIER
8	082300	0169	02/23/02	\$ 46,850	DIVORCE
8	082300	0174	02/13/02	\$ 410,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	125020	1875	05/30/01	\$ 449,000	RELOCATION
8	125020	1890	05/31/01	\$ 365,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	125020	2068	10/24/02	\$ 535,000	QUESTIONABLE PER SALES IDENTIFICATION
8	125020	2475	05/08/02	\$ 140,000	DIAGNOSTIC OUTLIER
8	125020	2765	08/29/02	\$ 386,000	RELOCATION
8	125070	0050	08/13/02	\$ 615,000	BANKRUPTCY - RECEIVER OR TRUSTEE
8	125120	0055	03/07/02	\$ 214,000	DIAGNOSTIC OUTLIER
8	125120	0060	04/03/02	\$ 653,000	DIAGNOSTIC OUTLIER
8	142220	0365	05/17/02	\$ 228,459	RELATED PARTY, FRIEND, OR NEIGHBOR
8	142220	0450	12/11/02	\$ 850,000	DIAGNOSTIC OUTLIER
8	177850	0050	03/20/02	\$ 108,000	QUIT CLAIM DEED
8	177850	0065	11/07/02	\$ 357,000	DIAGNOSTIC OUTLIER
8	177850	0540	09/26/02	\$ 290,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	194730	0190	04/16/02	\$ 300,000	DIAGNOSTIC OUTLIER
8	194730	0230	07/26/02	\$ 181,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	211020	0260	10/04/02	\$ 315,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	341660	0465	01/09/02	\$ 545,000	DIAGNOSTIC OUTLIER
8	400300	0085	04/10/02	\$ 99,728	QUIT CLAIM DEED
8	400300	0130	04/25/01	\$ 370,287	RELOCATION
8	411460	1470	12/12/01	\$ 1,450,000	DIAGNOSTIC OUTLIER
8	411460	1510	09/06/01	\$ 1,155,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	414180	0025	11/29/01	\$ 435,000	DIAGNOSTIC OUTLIER
8	414180	0200	07/26/01	\$ 765,000	DIAGNOSTIC OUTLIER
8	414180	0350	06/12/02	\$ 1,474,000	QUESTIONABLE PER SALES IDENTIFICATION
8	502690	0020	04/09/01	\$ 390,000	RELOCATION
8	502690	0045	03/23/01	\$ 965,000	DIAGNOSTIC OUTLIER
8	502690	0225	03/20/02	\$ 600,000	DIAGNOSTIC OUTLIER
8	531710	0290	11/25/02	\$ 435,000	DIAGNOSTIC OUTLIER
8	535020	0325	03/13/02	\$ 450,000	DIAGNOSTIC OUTLIER
8	535120	0005	02/02/01	\$ 144,459	DIAGNOSTIC OUTLIER
8	535120	0170	10/27/01	\$ 250,000	DIAGNOSTIC OUTLIER
8	571200	0105	01/10/02	\$ 213,985	PARTIAL INTEREST (1/3, 1/2, Etc.)
8	600650	0005	09/26/02	\$ 927,500	DIAGNOSTIC OUTLIER
8	600650	0020	04/06/01	\$ 5,807	RELATED PARTY, FRIEND, OR NEIGHBOR
8	600650	0065	08/08/01	\$ 324,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	690920	0330	07/09/01	\$ 160,450	GOVERNMENT AGENCY
8	715320	0065	11/14/01	\$ 375,000	DIAGNOSTIC OUTLIER
8	715320	0185	04/24/02	\$ 1,450,000	DIAGNOSTIC OUTLIER
8	757670	0005	05/31/02	\$ 645,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	910300	0445	09/18/01	\$ 263,850	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	910300	0745	05/17/02	\$ 799,950	DIAGNOSTIC OUTLIER
8	981970	0156	07/24/02	\$ 7,110	DIAGNOSTIC OUTLIER

**Improved Sales Removed from this Annual Update Analysis  
Area 14  
(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
8	982920	0230	06/10/02	\$ 385,000	DIAGNOSTIC OUTLIER
8	982920	0315	01/25/02	\$ 230,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	982920	0915	06/03/02	\$ 265,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

***Vacant Sales Used in this Annual Update Analysis  
Area 14***

**There are an insufficient number of vacant sales to develop a valuation model.**

**King County**  
**Department of Assessments**  
King County Administration Bldg.  
500 Fourth Avenue, ADM-AS-0708  
Seattle, WA 98104-2384

**Scott Noble**  
*Assessor*

(206) 296-5195 FAX (206) 296-0595  
Email: [assessor.info@metrokc.gov](mailto:assessor.info@metrokc.gov)  
[www.metrokc.gov/assessor/](http://www.metrokc.gov/assessor/)

**MEMORANDUM**

DATE: January 31, 2003  
TO: Residential Appraisers  
FROM: Scott Noble, Assessor  
SUBJECT: 2003 Revaluation for 2004 Tax Roll



---

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2003. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2003. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr